



8213 Brodie Lane Ste. 102 Austin, TX. 78745 office: (512) 282-5200 fax: (512) 282-5230

AMENDED PLAT OF LOT 1, WILD PLUM VALLEY SHEET
1
OF
2

DESCRIPTION OF A 2.88 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., APRIL 2009, LOCATED IN THE J.H. RANDALL SURVEY NUMBER 43, ABSTRACT NUMBER 531, WILLIAMSON COUNTY, TEXAS AND BEING A REMAINDER PORTION OF LOT 1 OF THE WILD PLUM VALLEY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET 'I', SLIDE 86 PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 2.88 ACRE TRACT AS SHOWN ON FACE OF PLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF VALLEY VIEW DRIVE (60' ROW), SAME BEING A POINT IN THE SOUTH ROW LINE OF VALLEY CREEK DRIVE (50' ROW) SAME BEING THE NORTHWEST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING** WITH A TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE COORDINATE OF: (NORTHING: 10155475.6261, EASTING: 3155714.8063), FROM WHICH THE SOUTHEAST CORNER OF SAID J.H. RANDALL SURVEY BEARS \$72°55'50"E A DISTANCE OF 1168.1 FEET;

THENCE WITH THE SOUTH ROW LINE OF SAID VALLEY CREEK DRIVE SAME BEING THE NORTH LINE OF SAID LOT 1 N89°15'22"E A DISTANCE OF 367.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF LOT 1 AND LOT 2 OF SAID WILD PLUM VALLEY SUBDIVISION;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND LOT 2 S01°26'58"E A DISTANCE OF 336.69 FEET TO A 1/2 INCH IRON ROD WITH "WALKER SURVEY" CAP FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT 1 AND LOT 2, SAME BEING THE NORTHWEST CORNER OF A 0.133 ACRE CONVEYANCE TO WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NUMBER 2008035508, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A 0.292 ACRE CONVEYANCE TO WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NUMBER 2009023963, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS ALSO BEING A POINT IN THE PROPOSED NORTH ROW LINE OF GATTIS SCHOOL ROAD (ROW VARIES);

THENCE WITH SAID NORTH, SAME BEING THE SOUTH LINE OF THE DESCRIBED TRACT S88°11'08"W A DISTANCE OF 372.24 FEET TO A 1/2 INCH IRON ROD WITH "WALKER SURVEY" CAP FOUND IN THE EAST ROW LINE OF SAID VALLEY

THENCE WITH THE EAST ROW LINE OF SAID VALLEY VIEW DRIVE, SAME BEING THE WEST LINE OF SAID LOT 1 N00°37'50"W A DISTANCE OF 343.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.88 ACRES OF LAND MORE

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS CENTRAL ZONE)

GENERAL NOTES:

- 1. TOTAL ACRES: 2.88
- 2. NUMBER OF LOTS: 2
- 3. NUMBER OF BLOCKS: 1
- 4. AREA OF SMALLEST LOT: 1.10 ACRE
- 5. PROPOSED USE: COMMERCIAL
- 6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 7. WASTEWATER SERVICE WILL BE PROVIDED BY WILLIAMSON COUNTY W.S.I.D. No.3. WATER WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
- 8. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION ORDINANCES.
- SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION ORDINANCES. 10. THERE SHALL BE A TEN FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS, THE CITY AND PRIVATE UTILITY COMPANIES SHALL NEVER BE LIABLE IN DAMAGES FOR GOING OVER AND UPON SUCH PORTION OF
- SAID LOTS FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPAIRING SUCH UTILITY LINES. 11. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN
- 12. IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREET, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTION OF ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAT THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BRFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE.
- 13. THE ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. 14. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 15. SUBJECT TRACT IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION RATE MAP No. 48491C0675E, WILIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
- 16. NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN
- A DRAINAGE EASEMENT EXCEPT AS APPRIVED BY WILLIAMSON COUNTY. 17. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN CABINET II, SLIDE
- 86, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
- 18. PLAT PREPARED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSO COUNTY SUBDIVISION REGULATIONS. SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, STAN JOHNSON, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2006102946 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVAL AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AMENDED PLAT OF LOT 1, WILD PLUM VALLEY. IT IS ALSO UNDERSTOOD THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS $\frac{26}{2}$ DAY

STAN JOHNSON 11226 INDIAN TRAIL, STE. 200

DALLAS, TX. 75229

PHONE: (972) 406-5213 FAX: (972) 406-5221

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STAN JOHNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 2-23-

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

I, SCOTT BRYAN AND SUSAN BRYAN, LIEN HOLDERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2006102947 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVAL AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE RESUBDIVISION OF LOT 1-A. WILD PLUM VALLEY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS JOAY

1304 WINDCREST DR

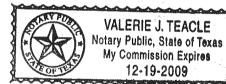
1304 WINDCREST DR.

ROUND ROCK, TX. 78664-9306

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT AND SUSAN BRYAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF JUNE 2009.

MY COMMISSION EXPIRES ON: 12-19-2007



I, JOHN C. NIELSEN REGISTERED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY WILLIAMSON COUNTY, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS Z / DAY

REGISTERED PROFESSIONAL SURVEYOR No. 5541 STATE OF TEXAS



I, GARY ELI JONES, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE 'A' FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0675E EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO WILLIAMSON COUNTY REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHT-OF-WAY DEDICATED ON THIS PLAT.

THE ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES) WITHIN THE SUBDIVISION HAVE BEEN COMPLETED IN COMPLIANCE WITH THESE REGULATIONS (INCLUDING THE ENGINEERING GUIDELINES INCORPORATED AS APPENDIX B) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS Z DAY

GARY ELI JONES, CAR TEX ENGINEERING SERVICES, INC REGISTERED PROFESSIONAL ENGINEER

No. 79198 STATE OF TEXAS PHONE: (512) 918-0819

FAX: (512) 532-0560



WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR OR REPRESENTATIVE

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Steve Ilma, MS, PS, 056542 (CURRENT DIRECTOR) Go Paulo Dad DIRECTOR OF ENVIRONMENTAL SERVICE

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILLED FOR RECORD IN MY OFFICE ON THE DAY OF , 2009, A.D., AT ___ O'CLOCK, __.M. AND DULY RECORDED ON THE ___ DAY OF _____, 2009, A.D., AT ___ O'CLOCK, __.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE __

TO CERTIFY WHICH. WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

Delta Survey Group Inc.

AMENDED PLAT OF LOT 1, WILD PLUM VALLEY

SHEET